

**DECEMBER 2004**

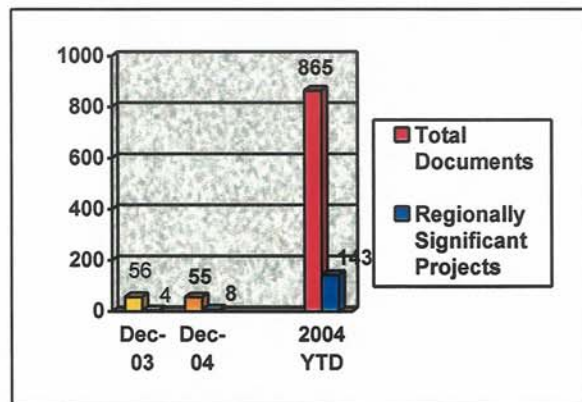
A MONTHLY SUMMARY  
ON IGR SUBMITTALS  
AND DEVELOPMENT  
ACTIVITY IN THE  
SCAG REGION

FOR THE MONTH OF  
DECEMBER, SCAG'S  
IGR SECTION  
RECEIVED, LOGGED  
AND REVIEWED OVER  
50 DOCUMENTS FOR A  
VARIETY OF PROJECTS,  
PROGRAMS AND PLANS  
WITHIN THE SIX  
COUNTY SCAG  
REGION.

ON AVERAGE, SCAG'S  
IGR SECTION  
RECEIVES OVER 650  
DOCUMENTS EACH  
YEAR.

**IGR BULLETIN - 2004****DECEMBER 2004: DEVELOPMENT ACTIVITY SUMMARY**

For the month of December 2004, SCAG's Intergovernmental Review (IGR) Section received, logged and reviewed 55 documents for a variety of projects, programs and plans within the six county SCAG region. This is a slight decrease in the number of documents received for the same month last year. In addition, there is a small increase in the number of regionally significant projects.



On average, SCAG's IGR Section receives over 650 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the month of December 2004.

- More than half of the documentation received for this month was from Los Angeles and Riverside Counties. The documentation was for projects related to public facilities and residential projects.

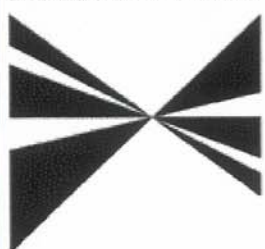
Of the total documentation received, information also included eight development projects related to mixed-use, and residential activity. For the month of December, three projects of regional significance were received. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 4 shows the general location of each development type.

DEVELOPMENT TYPES	REG. SIGNIFICANT PROJECTS	NON. SIGNIFICANT PROJECTS	TOTAL SF / DU
COMMERCIAL	0 SF	0 SF	0 SF
INDUSTRIAL	0 SF	0 SF	0 SF
MIXED-USE	550,000 SF 360 DU	0 SF 0 DU	550,000 SF 360 DU
OFFICE	0 SF	0 SF	0 SF
RESIDENTIAL	1,807 DU	742 DU	2,549 DU

- MIXED-USE:** Staff received documentation on one mixed-use project. This regionally significant project represents a development potential of 550,00 square feet of commercial floor area along with approximately 360 residential units. One mixed-use project of regional significance was received. The **Shoppes at Chino Hills** considers the development of five sites for a community park, 550,000 square feet of retail and office space, 360 residential units and 200,000 square feet of public institutional uses. The proposed Project areas are located in the City of Chino Hills.
- RESIDENTIAL:** Staff received documentation on even residential projects. These projects represent a development potential of approximately 2,549 residential units. Two residential projects of regional significance were received. The **Sunny Cal Specific Plan/SOI** considers a Specific Plan, Annexation, General Plan Amendment, and Sphere of Influence Amendment for the proposed development of 907 residential units. The proposed project area is located northeast of Interstate 10 (I-10) within the Cherry Valley portion of unincorporated Riverside County.

(Continued on page 5)

SOUTHERN CALIFORNIA

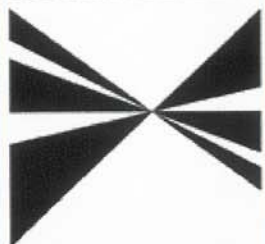
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**DECEMBER 2004**

SEE PAGES 3 AND 4  
FOR A SUMMARY OF  
PROJECTS AND MAP OF  
PROJECT LOCATIONS.

CRITERIA FOR  
PROJECTS OF  
REGIONAL  
SIGNIFICANCE ARE  
OUTLINED IN THE  
CEQA GUIDELINES,  
SECTION 15206, AND  
SCAG MANDATES  
THAT DIRECTLY RELATE  
TO POLICIES AND  
STRATEGIES  
CONTAINED IN THE  
RCPG AND RTP.

SOUTHERN CALIFORNIA

ASSOCIATION of  
GOVERNMENTS**DECEMBER 2004: IGR ACTIVITY****DECEMBER 2004**

TOTAL NUMBER OF ITEMS/PROJECTS RECEIVED	55
PROJECTS OF REGIONAL SIGNIFICANCE	8

**YEAR TO DATE – 2004**

TOTAL NUMBER OF ITEMS/PROJECTS RECEIVED	865
PROJECTS OF REGIONAL SIGNIFICANCE	143

<u>DOCUMENT TYPE</u>	<u>ALL DOCUMENTS</u>	<u>REG. SIG. DOCUMENTS</u>
NOP	13	4
DRAFT EIR/EIS	17	2
IS / EA	4	2
ND / MND	7	0
PERMIT	14	0
GRANTS	0	0
<b>TOTALS</b>	<b>55</b>	<b>8</b>

<u>DEVELOPMENT TYPE</u>	<u>ALL PROJECTS</u>	<u>REG. SIG. PROJECTS</u>
COMMERCIAL	6	0
GENERAL PLAN	1	1
INDUSTRIAL	1	0
MIXED-USE	3	1
OFFICE	0	0
PUBLIC FACILITIES	28	1
RESIDENTIAL	13	4
TRANSPORTATION	3	1
<b>TOTALS</b>	<b>55</b>	<b>8</b>

<u>PROJECTS BY COUNTY</u>	<u>ALL PROJECTS</u>	<u>REG. SIG. PROJECTS</u>
IMPERIAL	0	0
LOS ANGELES	24	2
ORANGE	8	1
RIVERSIDE	10	2
SAN BERNARDINO	8	2
VENTURA	1	0
OTHER / OUTSIDE SCAG	4	0
<b>TOTALS</b>	<b>55</b>	<b>8</b>



# **SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS** **INTERGOVERNMENTAL REVIEW SECTION**



SOUTHERN CALIFORNIA  
ASSOCIATION of GOVERNMENTS

## **PROJECT DEVELOPMENT SUMMARY**

DECEMBER 2004

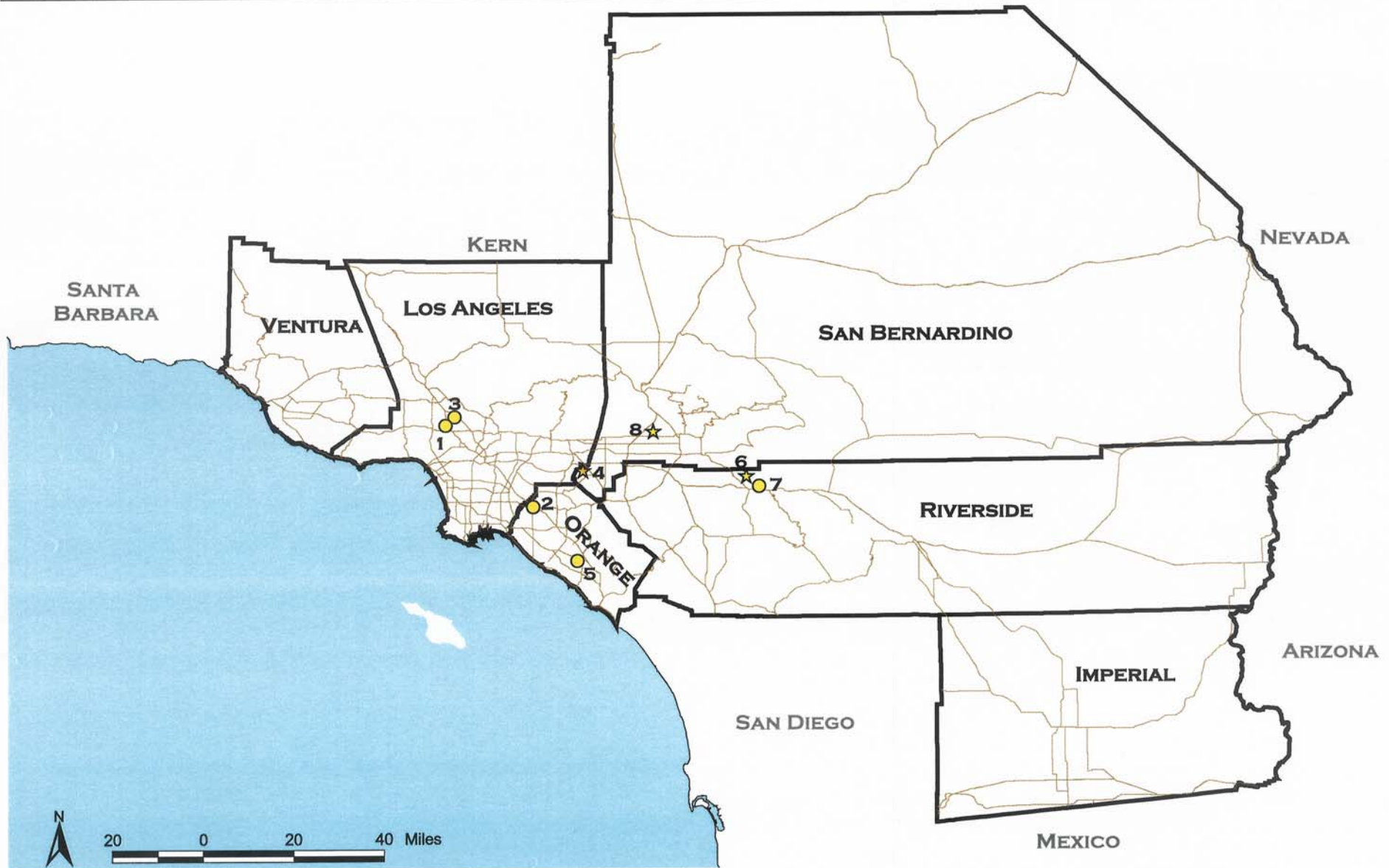
December										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
AVAG	LA	Burbank	1. Fairfield Residential Development		RES	256	-	40813	N	Residential apartments and townhomes
OCCOG	OR	Buena Park	2. Olson Co. Residential Project	14.74	RES	198	-	40815	N	Residential townhomes.
LA City	LA	Los Angeles	3. Huston Street Residential Project		RES	65	-	40821	N	Demolition and Residential dev.
<b>SANBAG</b>	<b>SB</b>	<b>Chino Hills</b>	<b>4. The Shoppes at Chino Hills</b>	<b>100.4</b>	<b>MXU</b>	<b>360</b>	<b>550,000</b>	<b>40829</b>	<b>Y</b>	<b>Residential, commercial mix.</b>
OCCOG	OR	Irvine	5. IBC Residential Development	3.76	RES	179	-	40845	N	Residential development.
<b>WRCOG</b>	<b>RIV</b>	<b>Beaumont</b>	<b>6. Sunny Cal Specific Plan /SOI</b>	<b>324</b>	<b>RES</b>	<b>907</b>	<b>-</b>	<b>40849</b>	<b>Y</b>	<b>Residential development.</b>
WRCOG	RIV	Banning	7. Residential Development	16.86	RES	44	-	40865	N	Residential development.
<b>SANBAG</b>	<b>SB</b>	<b>Fontana</b>	<b>8. Summit at Rosena Specific Plan</b>	<b>180</b>	<b>RES</b>	<b>900</b>	<b>-</b>	<b>40848</b>	<b>Y</b>	<b>Residential development.</b>

See Page 4 for Project/Development Locations

**Bold: Signifies Projects of Regional Significance**

\* Per CEQA Guidelines Section 15206

Docs #: 106252



### PROJECT DEVELOPMENT LOCATIONS - DECEMBER 2004

- |   |   |
|---|---|
| <span style="color: red;">●</span> COMMERCIAL   | <span style="color: blue;">●</span> OFFICE                |
| <span style="color: grey;">●</span> INDUSTRIAL  | <span style="color: yellow;">●</span> RESIDENTIAL         |
| <span style="color: orange;">●</span> MIXED-USE | ☆ REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE) |



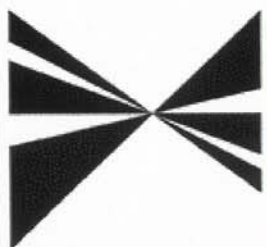
**SOUTHERN CALIFORNIA  
ASSOCIATION of GOVERNMENTS**



**DECEMBER 2004**

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SOUTHERN CALIFORNIA

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WE'RE ON THE WEB!

SEE US AT:

**WWW.SCAG.CA.GOV****DEVELOPMENT ACTIVITY SUMMARY, CONT.**

- **RESIDENTIAL, CONT.:** The **Summit at Rosena Specific Plan** considers the development of 900 residential units, a 32-acre park complex, an elementary school, and a 14.5-acre mixed-use Activity Center that will allow for neighborhood commercial uses and attached residential dwellings. The proposed Project area encompasses a total of 180-acres located near the northwest quadrant of Summit Avenue and Sierra Avenue intersection in the City of Fontana. The majority of the new residential units will be developed in San Bernardino County.

**IGR WEB PAGE**

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web page at [www.scag.ca.gov/igr](http://www.scag.ca.gov/igr).

**INTERGOVERNMENTAL REVIEW**

SCAG's Intergovernmental Review (IGR) Section is part of the Environmental Division, within Department of Planning and Policy. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.